

**TOWN OF GREEN BAY
BROWN COUNTY, WI
Public Hearing
August 30, 2022**

Location: Town Hall

Attendance: Chairman Cary Dequaine, Supervisor Matt Bosman, Supervisor Ryan DeBroux, Clerk Debbie Mercier, Treasurer Lori Geniesse, Constable Jeff DuBois, Planning Commission Secretary, Dawn Goodman,
Absent: Zoning Administrator Gary Jonet

12 Residents Present

It is noted, the meeting was properly posted.

Notice is hereby given that a Public Hearing will be held by the Town of Green Bay Town Board at the Town Hall, 5999 County Highway K, New Franken, WI 54229, on Tuesday, August 30, 2022 at 7:00 p.m. at the request of Phillip and Ruth Farah and their Agent, Pat Ratajczak, Realtor, Town and Country Real Estate.

PURPOSE: The Farahs and their Agent, Pat Ratajczak, are requesting a Zoning Amendment, #1342-J, to REZONE Parcel #GB-860-2 from ER-Estate Residential to R-2 Residential in order for the buyer of the parcel to build a duplex.

LEGAL DESCRIPTION: Location: 0 Vanwood Lane, Town of Green Bay, Brown County, WI, Abbreviated Legal Description: 0.659 Acres (28,700 SQ FT) SMITH CREEK ESTATES LOT 2

Chairman Dequaine called the meeting to order at 7:00 pm

Sup DeBroux made a motion to nominate Chairman Dequaine to chair the meeting. Second by Sup Bosman. Voice vote 3-0 Motion Carried.

Chairman Dequaine gave description of meeting purpose as described above.

Motion to open the floor made by Sup Bosman with a second by Sup DeBroux. Voice vote 3-0 Motion Carried.

Ashtin Maggle, 6200 Baywood Circle, building a house with Van's. Stated the covenant was created in 1994. None of the Vandenhouten's have owned property. The Vandenhouten's Chris and Craig would have to come to the Town to see if the covenant still exists.

Sup Bosman stated it is common once the last lot is sold the developer no longer is involved.

Ashtin stated there have been some issues with the 2 duplexes in the area.

Bobby Baker, 6269 Vanwood Lane, she stated nothing has happened to the lot, it has been an eye sore, overgrown, Van's told them, they needed to contact Farah's themselves. She also stated there has been problems with the other duplexes in the area.

Ashtin Maggle stated they own a duplex that they are selling, she thought she was moving her family into a safe area, but now with the two duplexes that are there, it has not been safe.

Bobby Baker, they have been awoken to gun fire, the gentleman who still lives has settled down, the police found multiple spent gun shells. Lot 38. Bobby gave a list of signatures to the Town Board. She also stated the other duplex had over 20 people living in it.

Jeremy Madoche, 6272 Vanwood Lane, with the duplexes they have had nothing but trouble, police calls, garbage, it hasn't been any specific time, it has been the whole time. He is not in favor.

Tim Paul, 6252 Baywood Cir, brought up a point that the duplexes were owner occupied, but once they moved out, is when the problems began.

Bobby Baker stated the owners have never followed the restrictive covenants.

Sup Bosman asked if he were to drive through, would all the properties be following the restrictive covenants.

Richard Baker, 6269 Vanwood Lane, stated the restrictive covenants should be null and void

Doug Frye, 6292 Baywood Cir, has been there for 22 or 23 years there, there is no way to know what the owner of that duplex is going to do. Will not know what happens on a monthly basis. The owner will only care about his profit, and not care what happens to the lot; he is not for it. He had the opportunity to purchase lots next to him, but most of the new owners were putting up residential homes, so he did not purchase them.

Jeremy Madoche, on the other lot the people are planning to put up a residential home.

The people that were interested in buying the lot were present, Tom and Danielle Andrews, their original intent is to build a duplex, they would live on one side and their nephew would live on the other side. Their intent is indifferent if the Board approves the rezoning or not. If the re-zoning is approved, they may go ahead and build a duplex. It will be dependent on what the Board decides. He does not want to live in a stressful situation. He stated he is being honest and transparent.

Pat Ratajczak, real estate agent representing Farah's, Phil called her and said he purchased Lot 1 and Lot 2. He did build the duplex on lot 1 and always intended to build a duplex on lot 2. She agrees the lot was not taken care of previously, that with selling the lot it will be cleaned up and the lot will be in better condition.

Bobby Baker stated it is hard to accept when the owners have never returned their phone calls. The daughter of the owner who owns the current lot signed the petition, because she doesn't want to have her parents allow a duplex on that lot either.

Jeri Paul, 6252 Baywood Cir, Phil and Ruth are her aunt and uncle and they are well aware that nobody in the neighborhood wants another duplex. She wanted to mention, that they are not objecting to them selling the lot, they just don't want the duplex.

Lynn Budzak, Lot 34, next to the daughter that said she would move, she walks dogs, and consistently has a problem with the tenants in the duplex. The tenants just bought a German Shephard puppy and is worried about this dog becoming a problem. The guy who had the shooting incident, had dogs. They just want to feel safe and are concerned of who would be moving in. The fear of the unknown.

Bobby Baker, they realize anything could happen in a residential home, but they have never had any problems happening with the single family homes in the neighborhood.

Ashtin Maggle, looking at two different types of demographics.

Sup Bosman stated they are starting to come around. If everyone has said what they wanted to, they would end the public hearing.

Sup Bosman made a motion to close the floor with a second by Sup DeBroux. Voice vote 3-0 Motion Carried.

Sup Bosman made a motion to adjourn the meeting with a second by Sup DeBroux. Voice 3-0 Motion Carried. Meeting adjourned at 7:19 pm.

Submitted by: Debbie Mercier